

BER C2



Inniscarra

5 Greygates, Mount Merrion, Co. Dublin

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INTERNATIONAL REALTY



Inniscarra, 5 Greygates, Mount Merrion, Co. Dublin

Features

- Impressive semi-detached Kenny built family home.
- Generous southwest facing site approx. 0.2 acre (0.08 ha)
- Substantially extended accommodation with impressive kitchen/living room overlooking sunny, private rear garden
- Kitchen and living areas downstairs all under floor heating throughout. All Walnut flooring
- Ideally positioned off The Rise, a short walk to local amenities and the QBC
- Secluded sylvan setting behind electric gates with generous off street parking
- Converted attic with ensuite
- G.F.C.H. (new boiler 2024)
- Steeltech garden shed
- Floor area approx. 209 sqm (2,249 sq. ft).

A most impressive & extended semi-detached Kenny built family home enjoying a secluded sylvan setting behind electric gates on a generous site of approx. 0.20 acre (0.08 ha) with the added benefit of a sunny southwest facing rear aspect.

Inniscarra is an instantly appealing family home, ideally positioned accessed off The Rise. The property has been substantially extended to an impressive 209 sqm (2,249 sq. ft) and briefly comprises: dining room, open plan kitchen/living room with floor to ceiling windows overlooking the private, sunny rear garden, study, utility and guest shower room. Upstairs there are four bedrooms, bathroom, and a converted attic providing a generous attic bedroom complete with ensuite.

The house enjoys a unique location, nestled in a leafy cul-de-sac on a highly sought-after road within Mount Merrion and is adjacent to the neighbourhood shops on The Rise which are a focal point for the neighbourhood. There is also a vibrant community centre with churches, sporting facilities the UCD campus at Belfield, and an excellent selection of some of the country's best known schools close by. The property is adjacent to the QBC on the N11 providing ease of access to Dublin City Centre. Major shopping centres in Stillorgan and Blackrock are close at hand and the DART station at Booterstown is also easily accessible.

The rear garden is a standout feature, southwest facing and completely private, with a patio and BBQ area finished in Indian sandstone. At the end of the garden is a shed with ample space for garden machinery and general storage. A separate Steeltech shed is equipped as a home gym.







Accommodation

Porched Entrance

Reception Hall: 2.60m x 4.80m (8'6" x 15'9") with parquet flooring, understairs storage cupboard, digital burglar alarm, LED light stained glass panels.

Study: 2.60m x 3.50m (8'6" x 11'6") with door to utility & kitchen.

Sitting Room: 3.80m x 3.60m (12'6" x 11'10") with bay window, painted timber fireplace with marble inset and raised marble hearth, coal effect gas fire, walnut flooring, glazed panel door leading through to:

Kitchen/Dining/Living Room: open plan, with feature double height ceiling, underfloor heating throughout

Living Area: 9.70m x 6.00m (31'10" x 19'8") with walnut floor, extensive bookshelves, and cabinets, double height ceiling (approx. 3.2m.) with feature gas fire, further built in bookshelves, TV point, feature floor to ceiling glass with sliding doors leading to the sunny rear garden, arch through to:

Kitchen Area: 3.70m x 3.50m (12'2" x 11'6") very well fitted with an extensive range of high gloss units comprising of presses, cupboards, drawers, Silkstone worktop with one and a half bowl

undercounter stainless sink unit, four ring Neff electric hob, extractor hood over, integrated Neff double oven, integrated Neff microwave above, feature pillar box window above kitchen counter, centre island unit with Silkstone worktop, cupboards, set of French doors leading to the rear garden, glazed panel door through to:

Utility Area: 3.50m x 3.30m (11'6" x 10'10") with worktop with circular stainless steel sink unit, stacked washing machine and dryer, presses, cupboards, built in shelving, door to side garden, door to hot press, and door to:

Guest Shower Room: comprises walk in shower, wc, Althea wash hand basin set on Silkstone top with presses underneath, chrome heated towel rail, door to office/den.

Upstairs

Half Landing

Bathroom: 2.60m x 3.60m (8'6" x 11'10") comprises bath, separate shower, wc, pedestal wash hand basin, partly tiled walls, access to the attic, louvre door into shelved storage space.

Bedroom 1: 3.60m x 4.70m (11'10" x 15'5") with bay window, good range of built in wardrobes.

Bedroom 2: 3.30m x 3.50m (10'10" x 11'6") includes built in

wardrobe, shelving, and drawers.

Bedroom 3: 2.80m x 3.30m (9'2" x 10'10") includes built in wardrobe, step down to:

Work Area: with built in shelving, panelled ceiling with Velux roof light.

Bedroom 4: 2.70m x 2.70m (8'10" x 8'10") steps down to:

Study Area: with built in shelving.

Top Floor

Bedroom 5: 4.40m x 4.90m (14'5" x 16'1") includes built in wardrobes, built in book shelving, and built in drawers, dormer window looking out to the rear, Velux roof light to the front.

Ensuite: comprising step in tiled shower, wc, wash hand basin, tiled floor, and largely tiled walls.

BER Information

BER: C2. BER No: 116977588.

EPI: 185.94 kWh/m²/yr.

Eircode

A94 F7T3



Outside

As previously mentioned, Inniscarra is set behind electric gates on a generous site of approx. 0.2 acre (0.08ha). It is approached via long front garden which is well stocked with an abundance of mature shrubs and plants. The southwest facing rear garden which is completely private is a particular selling feature of the property and enjoys a very sunny south westerly facing orientation. Large patio and BBQ area finished in Indian Sandstone. Garden shed ample storage for garden utensils, lawnmowers and general storage. Steeltech garden shed currently equipped as a home gym.



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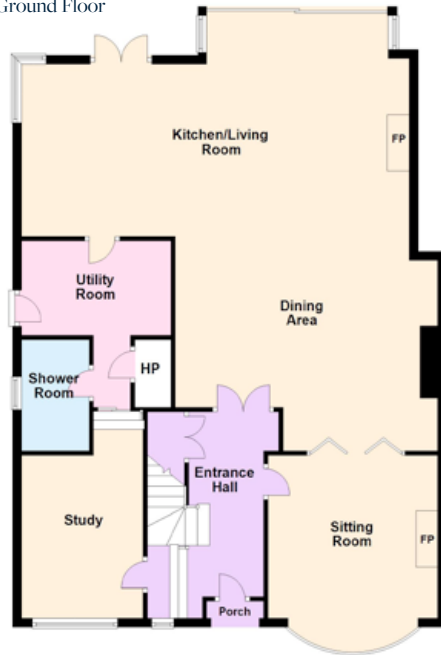
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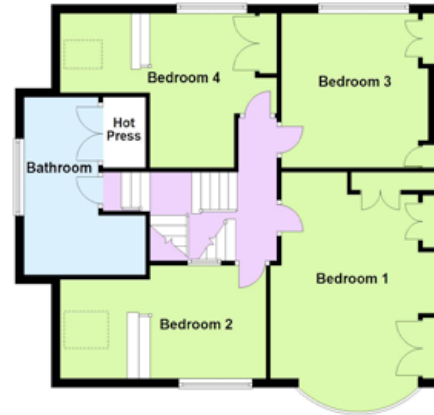
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FLOOR PLANS Not to scale - for identification purpose only.

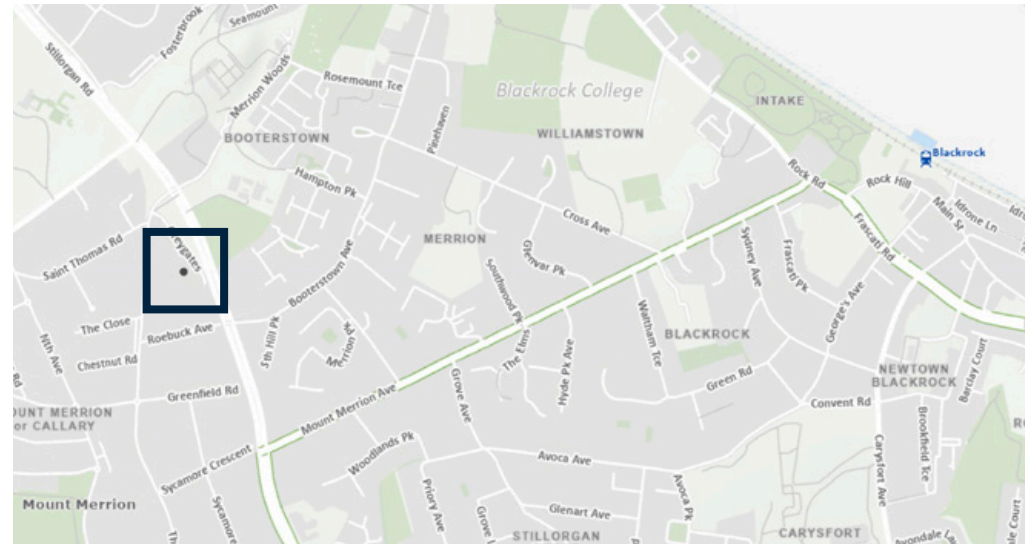
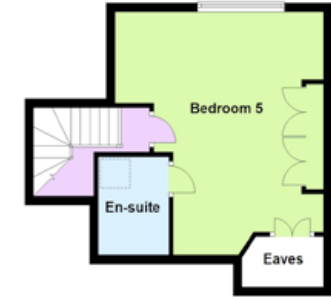
Ground Floor



First Floor



Second Floor



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